



PLANNING & ZONING COMMISSION

Bethel Municipal Center
1 School Street, Bethel
Connecticut 06801
(203) 794-8578

PLANNING & ZONING COMMISSION

MINUTES

October 25th, 2016

BETHEL MUNICIPAL CENTER

DENIS J RIORDAN – ROOM D 7:00PM

P. Rist called the meeting to order at 7:04 p.m.

BUSINESS MEETING:

Those present: P. Rist, Chair; K. Grant; R. Tibbitts; E. Finch and B. Cavagna, Planning & Zoning Official.

MINUTES:

Motion by K. Grant, seconded by R. Tibbitts to approve the meeting minutes of 10/11/16.
Motion passed unanimously.

INVOICES:

Motion by K. Grant, seconded by E. Finch to approve payment in the amount of \$1,962.35 to Danbury News-Times for invoices related to legal noticing.
Motion passed unanimously.

NEW BUSINESS:

TIM DRAPER/TAYLOR ROAD/2 LOT SUBDIVISION

Motion by K. Grant, seconded by E. Finch to accept the application Tim Draper, Taylor Road for a 2 Lot Subdivision, set a public hearing date for the Special Meeting on 11/9/16 and refer out to appropriate departments.
Motion passed unanimously.

WESTON/31, 35 & 41 SHELLEY ROAD/SPECIAL PERMIT/EXCAVATION

Motion by P. Rist, seconded by K. Grant to accept the application Weston, 31,35 & 41 Shelley Road for a Special Permit and Excavation, set a public hearing for 11/22/16 and refer out to appropriate departments. The Commission requested Staff to contact members for the scheduling of a Site Walk.

Motion approved unanimously.

RECEIVED

2016 OCT 28 A 10:02

TOWN OF BETHEL
TOWN CLERK

This item tabled to next meeting on 11/9/16.

WORKSESSION:

TD & SONS/23 PAYNE ROAD/3 LOT SUBDIVISION

Discussion continued to 11/9/16 awaiting response from Town Engineer.

DEPARTMENT REPORT:

B. Cavagna, Planning & Zoning Director discussed EDC proposal, on behalf of the Town of Bethel, to subdivide 9+ acres at the end of Trowbridge Drive into 3 lots. Preliminary conceptual drawing by Milone & MacBroom dated 2/13/15 show a proposed 24ft. accessway 650 linier feet long extended off of the 2,800+ Trowbridge Drive, which is approximately 50 ft. wide.

At this time EDC requests the Commission for a consensus on a waiver of Sec. 4.01.8.b for the maximum length of a permanent dead-end road so that the final engineered drawing s may be initiated.

The Commission reached a consensus to allow a waiver of Sec. 4.1.8.b for dead end length, allowing EDC to move forward with the plans.

B. Cavagna presented RFP for "Architectural Consultants" to the Commission. This document will be going out to appropriate organizations next week.

B. Cavagna updated the Commission regarding 75 ½ Wooster Street saying that the conceptual drawing has been submitted for discussion on connection to Chelsea Road, open space and the possibilities for wetlands use.

BOND RELEASE:

Motion by K. Grant, seconded by E. Finch to release the balance of the bond for Pierce, 55 Grassy Plain Street.

Motion passed unanimously.

PUBLIC COMMENT:

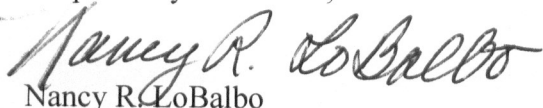
B. J. Liberty

Grand Street

Motion by K. Grant, seconded by R. Tibbitts to adjourn at 8:00 p.m.

Motion passed unanimously.

Respectfully Submitted,



Nancy R. LoBalbo
Recording Secretary